

AGENDA

FLATHEAD COUNTY BOARD OF ADJUSTMENT

January 4, 2022

The Flathead County Board of Adjustment will hold a public hearing on the items listed below on **Tuesday, January 4, 2022 beginning at 6:00 PM in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Suite 200, Kalispell, Montana.**

Individuals that would like to participate via Zoom meeting may do so by following the instructions below.

Individuals who wish to make public comments are encouraged to send in comments via email prior to the meeting (send to planning.zoning@flathead.mt.gov). Any comments that have been received after board packets, will be read into the public record. To access the meeting and give oral comment, please follow the instructions below.

Join Zoom Meeting by computer
<https://us06web.zoom.us/j/82868378527>

Meeting ID: 828 6837 8527

One tap mobile
+16699006833,,82868378527# US (San Jose)
+12532158782,,82868378527# US (Tacoma)

Dial by your location
(wherever you are closest to - if you are unable to connect please try one of the other numbers)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
Meeting ID: 828 6837 8527
Find your local number: <https://us06web.zoom.us/j/82868378527>

You will be instructed during the meeting when the public comment period is open for each agenda item.
You can join the event starting at 5:45 p.m. on January 4, 2022. The meeting will begin at 6:00 pm

The Agenda for the meeting will be:

- A. Call to order and roll call.**
- B. Approval of the December 7, 2021 meeting minutes**
- C. Election of officers**
- D. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- E. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
 - 1. **FACU-21-86** A request from Cherry Hill Lodge, LLC, for the establishment of ‘*Short-term Rental Housing*’ on property located within the Bigfork Zoning District. The property is located at 9248 Highway 35 in Bigfork, MT and is zoned *R-1 (Suburban Residential)*. Per Section 2.06.045(5) of the Flathead County Zoning Regulations (FCZR), if written opposition from adjacent property owners was received prior to the end of the comment period and the expressed concerns of opposition cannot be resolved by the applicant or by conditions of approval, the Flathead County Board of Adjustment is required to review the request. The property contains approximately 3.65 acres.
 - 2. **FCU-21-14** A request from George J. Joseph, on behalf of Falcon 48, LLC, for a conditional use permit to construct a 10-unit apartment building on property located within the Evergreen Zoning District at 48 West Evergreen Drive, Kalispell, MT. The property is zoned *RA-1 (Residential Apartment)* and the total acreage involved in the request is approximately 0.5 acres that can legally be described as Tract 1DD in Section 04, Township 28 North, Range 21 West, P.M.M., Flathead County, Montana.
 - 3. **FCU-21-15** A request by MKR McDermott Lane, LLC for a conditional use permit for a ‘Recreational Facility’ to be located along McDermott Lane near Kalispell MT within the Highway 93 North Zoning District. The property is zoned *AG-40 (Agricultural)* and the total acreage involved in the request is approximately 40.0 acres that can legally be described as Tract 7 in the Northwest Quarter of the Northeast Quarter in Section 12, Township 29 North, Range 22 West, P.M.M., Flathead County, Montana.
 - 4. **FZV-21-08** A request from Cesar & Alexandra Avila for a variance to Section 3.40.040(2) of the Flathead County Zoning Regulations (FCZR), to the setback requirements. The subject property is zoned ‘*North Fork*’ and is located at 881 Trail Creek Road, Polebridge, MT within the North Fork Zoning District. The property contains approximately 2.36 acres.
- F. Old Business**
- G. New Business**
- H. Adjournment**

All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. **Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, January 4, 2022.**

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner’s Office at 758-5503 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.